

45GEESTREET

TO LET

3RD & 4TH FLOORS, 3,068 - 6,136 sq ft

RIBA AWARD WINNING

CAT A, MEDIA STYLE OFFICES

LEASE	A new lease is available direct from the Freeholder for a term to be agreed by negotiation
AREA	3rd floor 3,068 sq ft (apx. NIA) 4th floor 3,068 sq ft (apx. NIA) The floors can be let separately or together offering between 3,068 - 6,136 sq ft (apx. NIA)
RENT	3rd floor £199,420 PAX 4th floor £199,420 PAX
SERVICE CHARGE	The service charge per floor is running at apx. £18,682 p.a. or £6.09 per sq ft
BUSINESS RATES	We understand that business rates payable per floor are apx. £52,000 p.a. However, interested parties are advised to make their own enquiries.
VIEWING	Through sole agents Jarvis Keller Stephens



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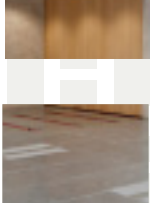
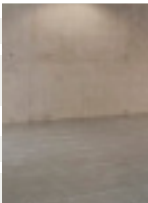
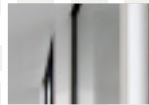
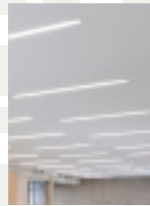
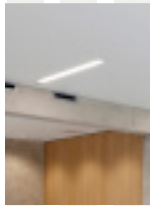
020 7251 9226

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OVERVIEW

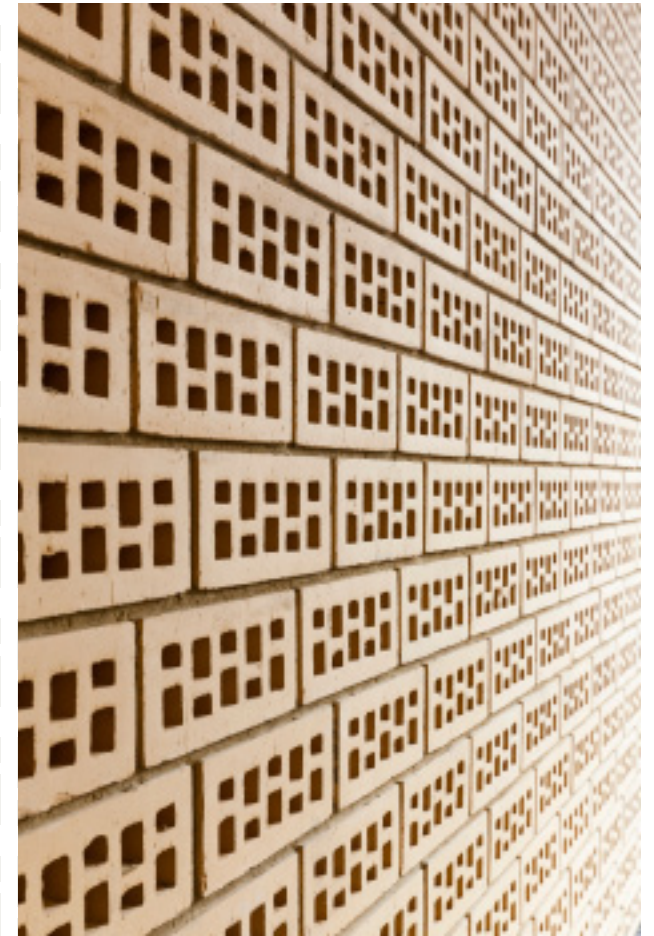
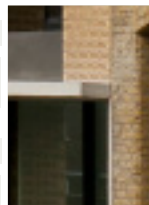
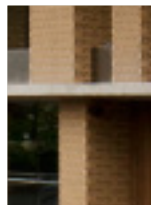
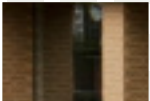
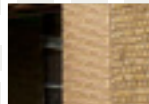
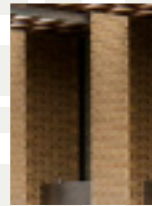
45 Gee Street is a RIBA design award winning, landmark building ideally situated between Clerkenwell & Shoreditch. Easily accessible from the City, the West End, and further afield from St Pancras International and City Airport, this high specification and sustainable new build is in a prime position adjacent to the City of London and will benefit from the regeneration of East London. The building offers column free floors, each with lift access, exposed concrete walls and ceiling details, solid oak brissoleil to help shield sunlight and heat and other environmentally friendly technologies to create fantastic workspaces.





THE DEVELOPMENT

The award winning architects have created bright, contemporary and characterful spaces. The column free floor plates make the design of the workspaces as flexible as possible to ensure spacious and comfortable working environments throughout. Environmentally friendly and sustainable technologies are utilised to make the internal spaces naturally air-cooled and ventilated. Underfloor air conditioning maximises the use of fresh air and improves tenant space plan flexibility. A large part of the roof is also planted with species listed by the Environment Agency as being of high ecological value.





45 GEE STREET

THE LOCATION

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Gee Street is situated between central Clerkenwell to the West and Shoreditch to the East. It is also within walking distance to the City of London. The wider public transport infrastructure including numerous buses, Underground and Overground at Barbican, Moorgate and Old Street, as well as Farringdon (which soon will be one of the country's busiest train stations with the delivery of Crossrail in 2018), are all within a short walk. These stations give easy access to international destinations via Eurostar at St Pancras and City Airport. The building is at the heart of the Silicon Roundabout technology hub where creative and technology start-ups and known brands rub shoulders.



EATING / DRINKING

There are a plethora of eating and drinking establishments suitable for all tastes. The area is synonymous with some of most cutting edge restaurants and bars as well as long established locations. The atmosphere generated by having these kind of establishments is reflected in the current market leading brands who have large offices within the area. The trendy nature of the area has always acted as a magnet for some of the world's most creative companies.



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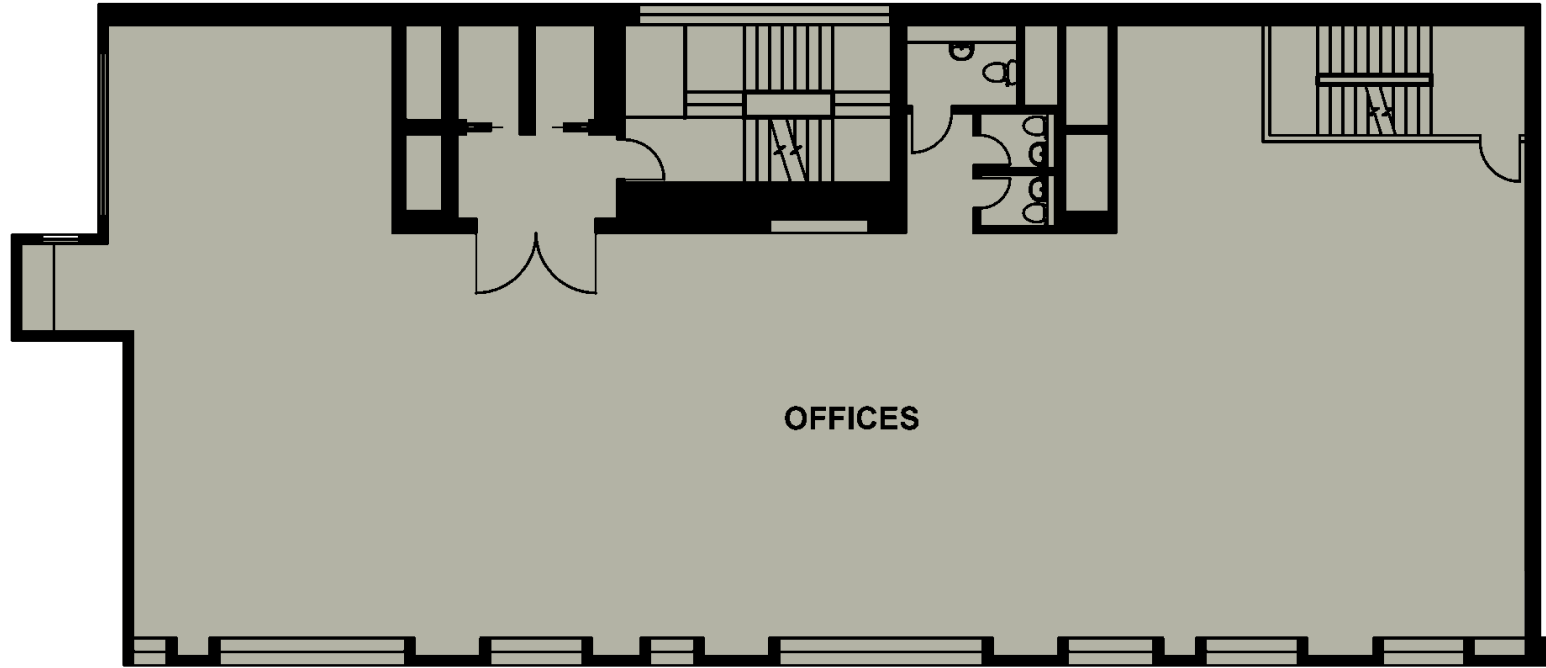
ENTRANCE



45 GEESTREET

3RD & 4TH FLOORS

PHOTOGRAPH PRIOR TO EXISTING TENANTS' FIT OUT



floor area 3,068 sqft / 285 sqm
(please note plan is for illustrative purposes only)

3RD & 4TH FLOOR LAYOUT



INTRODUCTION:

This outline specification is a description of the scope and quality of the work carried out by the developer. Changes to the specification may have been necessary to satisfy detailed design conditions, budget control and statutory requirements.

The development is designed to comply with all current BCO Standards, Codes of Practice and Building Regulations, the mandatory requirements of other Local and Statutory Authorities and the published recommendations of CIBSE and the IEE regulations applicable at the time of construction. The offices were designed and constructed to achieve a BREEAM rating of "Excellent".

1.0 BUILDING SPECIFICATION

1.1 Structural Frame

Office floors are typically post tensioned insitu fair faced concrete slabs allowing large spans clear of columns and maximising headroom.

1.2 Dimensions

Office floor to floor heights are 3.200 m at upper floors. Ceilings are typically 2.650 m above raised floors.

1.3 Floor Loadings

Office/general floor areas are designed for imposed loads of 3 kN/m²

1.4 External Walls and Windows

The Gee Street elevation is faced in Wienerberger Terre Dorée bricks. These have a colour that matches the predominant brickwork of the street. Fixed horizontal solar shielding is provided by means of timber louvers supported in steel frames. Concrete string courses at each storey continue the theme of the neighbouring Gee Street Courthouse. Window frames on the south elevation are Schüco thermally broken aluminium sections concealed behind the brickwork. Manually operated ventilation panels are provided. At 5th floor the elevation steps back allowing a terrace the length of the building. The façade above this level is set behind a timber screen.

North and west elevations are faced in Weber insulated render coloured white. Windows in these façades are generally glazed in Velfac composite timber/aluminium sections.

1.5 Roof

The roof is finished with Axter Wilotekt Plus. This is a second generation hot melt structural waterproofing system much used on the continent. The manufacturer offers a 20 year warranty. A large part of the roof is planted with species listed by the Environment Agency as being of high ecological value.

2.0 INTERNAL FINISHES

2.1 Internal Construction

The majority of walls and ceilings are fairfaced insitu concrete with recessed lighting slots. Walls facing services riser shafts are clad in walnut veneered panelling.

2.2 Doors

All doors in office areas are walnut veneered and lipped and specified to meet required fire and smoke standards.

2.3 Ironmongery

All door ironmongery will be heavy-duty stainless steel supplied by Dorplan.

2.4 Balustrading

Generally: galvanised mild steel Elefant grating in galvanised mild steel framing.

2.5 Entrance Hall

Walls are clad in the same brickwork as used externally or faced in plasterboard. The wall containing the lift entrances is faced with the same grade and finish of stainless steel as the lift car doors. The suspended ceiling is walnut veneered MDF and the floor finish is flamed granite.

2.6 Floor Finishes

Raised service floors will be self finish for installation of carpet tiles by the tenant. The internal stair and landings continue the same flamed granite used in the entrance hall.

2.7 Toilet Areas

Cubicle walls in walnut veneered MDF. Sanitary fittings and natural stone floor to be specified.

45 GEE STREET

THE SPECIFICATION

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3.0 MECHANICAL SERVICES

MECHANICAL AND ELECTRICAL SYSTEMS

Open plan, efficient floor plates
Flexible, modular work spaces
Underfloor air conditioning
Improved air movement and air quality for employee comfort
Underfloor power supply
Cable-free, easy to clean office spaces
Minimised magnetic fields
Temperature control
Temperature-sensitive, user-specific heating
LG111 compliant lighting
Glare-free computer screens
Sensor-based air filtration systems
Clean air constantly
Highly efficient and sustainable air cooling
Full fresh air distribution system without the need for air conditioning throughout the year when weather permits
Passenger lifts providing access from the basement to roof levels
Easy vertical access throughout the whole building for all with disabled persons access from street to roof levels

Mechanical Services Design Criteria

Internal Conditions:

Offices: 22 +/- 2°C summer / Winter 21°C minimum

Reception: 24 +/- 2°C summer / Winter 21°C minimum

Occupancy:

1 person/10m² of net internal area

Ventilation (Fresh Air):

Offices 12 litres/sec/person

Toilets 10 air changes/hour (extract); make air via transfer

Plant areas

To meet requirements of equipment manufacturers and statutory codes

Equipment load:

Typical office 25W/m² of net office space

Lighting cooling load: 12/15W/m² of net office space

Noise:

Offices (open plan) NR 38

Toilets, corridors, etc. NR 40

Reception NR 40

Offices

Underfloor air conditioning that maximises use of fresh air weather permitting and improves tenant space plan flexibility.

Reception

Comfort cooled using localised A/C unit distributing tempered air to the space via ductwork and diffusers.

WCs

Toilets and cleaners cupboards to be served by mechanical extract ventilation systems, incorporating duty and standby fans.

Each disabled WC to be provided with an alarm.

All sanitary fittings to be provided with hot and cold water supplies.

ELECTRICAL SERVICES

Electrical Services Design Criteria

Lighting Levels

Open plan office areas 400 lux

(average at working plane)

Uniformity 0.8

Reception 300/150 lux

(average at desk/floor level)

Toilets 200 lux (average at floor level)

Lobbies and general circulation 150 lux (average at floor level)

Stores and plant rooms 200 lux (average at floor level)

External areas 10 lux

Electrical loads:

Office lighting 10-12W/m² of net office space

Small power 25W/m² of net office space

Lifts

Two Otis Gen2 Premier 8 person (630 kg) lifts with duplex operation to increase traffic handling. Customised interior including leather wall cladding. Views over north London from higher levels of the lift shafts.

Lifts serve all floors from basement to 6th floor. Doors 900mm clear opening width to facilitate wheelchair access.

Lifts open directly onto office floors via a fire fighting lobby with large pivoting doors normally held open on electro magnets.



Metering

The tenant electrical service distribution to each floor is provided with a tariff approved energy meter connected to a central PC unit for tenant billing. Landlords electrical services are separately metered.

Office Power

General cleaners power is provided throughout the office space, general power distribution to desks shall be the responsibility of the tenant.

Emergency Lighting

Emergency lighting is achieved by 3-hr duration battery pack units added to selected luminaires to achieve code compliance.

Lighting – Core Areas

Low energy compact fluorescent luminaires are provided throughout the lobbies and staircases. A central lighting control system is provided to reduce energy usage.

Lighting

Office areas to be provided with T5 34W modular fluorescent luminaires installed within each ceiling recess. Aluminium extrusion with dimmable control gear micro prism diffusers and a dali multi sensor providing light level and presence detection.

The lighting is not CIBSE code compliant but has been designed to allow tenants to install uplighters throughout the space to align the scheme with LG7.

Door Entry System

A video door entry system is provided between the main reception on door and each tenancy.

Fire Alarm System

An analogue addressable open protocol fire alarm system in accordance with BS 5839, Part 1 protection category L1.

Lightning Protection

A lightning protection system consisting of copper earth tapes at roof level, copper down conductors and earth pits to BS 6651 has been provided.

Lighting Control

A lighting control system is provided on each floor level allowing the tenant to tailor the system to meet their needs. The system has been designed such that no further wiring changes to the dali system and wiring shall be necessary to provide group control of luminaires in the event of an office being added.

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THE SPECIFICATION

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